

Before the Board of Zoning Adjustment, D. C.

Application No. 11610 of Beatrice Melton pursuant to Section 8207.11 of the Zoning Regulations for a variance from the 900 Square feet requirement of Section 3301.1 of the regulations to permit the use of the premises as a four-unit apartment building in the R-4 District located at 1812 9th Street, N. W., Lot 279, Square 362.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The subject property is presently vacant, however, it was previously used as a two-family flat.
2. The subject property is located in the Shaw Urban Renewal Area.
3. The applicant proposes to use the subject property to provide relocation resources for families in the Shaw Urban Renewal Area.
4. The proposed rehabilitation of the subject property would be funded by the D. C. Redevelopment Land Agency.
5. The lot area of the subject property is 1,416 square feet.
6. The applicant requires a variance of 2,184 square feet.
7. The applicant proposes to locate one unit in the basement, two units on the first floor and one unit on the second floor.
8. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board is of the opinion that the location of this property in Shaw Urban Renewal Area is a unique circumstance, in light of the need for relocation of families in this area, and the poor condition of the neighborhood. The Board concludes that the applicant has demonstrated a practical difficulty as a basis for the requested variance.

The Board further concludes that the granting of this variance will not adversely affect the neighborhood or substantially impair the intent of the Zoning plan and maps.

ORDERED:

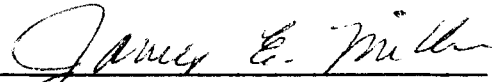
That the above application be GRANTED.

VOTE:

3-2 (Mr. Scrivener and Lilla Burt Cummings, Esq. dissenting.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

MAY 30 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.